



City of Flagstaff

September 4, 2013

VIA CERTIFIED MAIL #
RETURN RECEIPT REQUESTED

Property Owner: Maria Schultz
2551 35th St.
Los Alamos, NM 87544

Site Address: Single Family Dwelling
1726 N. Kutch
Flagstaff, Arizona 86001

Parcel No.: 102-07-042

Reference No.: 13-003-16S

NOTICE AND ORDER TO REMEDY INSANITARY CONDITION

Pursuant to Chapter 4-01 of the City of Flagstaff Municipal Code and the 1997 Uniform Housing Code, adopted by reference therein, you are hereby notified that on August 19, 2013 building inspectors from the City of Flagstaff Community Development Division and the Coconino County Health Department conducted an inspection of the premises at 1726 N. Kutch after receiving complaints of a public nuisance due to a lack of maintenance, faulty weather protection, and hazardous and insanitary conditions. The 2012 Coconino County Assessor's tax roll lists you as the owner of the property.

During inspection the following conditions and defects were found to exist at the Property:

- A. Violation of the Uniform Housing Code, Section 1001, Subsection 1001.11, *The accumulation of weeds, vegetation, junk, dead organic matter, debris, garbage, offal, rat harborages, stagnant water, combustible materials, and similar materials or conditions on a premises constitutes fire, health or safety hazards that shall be abated.* Report from a Coconino County Health Department officer has determined that the overgrown vegetation and leaves on the West and North side of the lot, the decaying wood pile on the North side behind a locked gate and fence, and the storage shed, (well house) on South side yard all provide an excellent harborage for vermin.

By reason of the conditions and defects specified above, the Property has been found to be subject

Arizona Relay Service 7-1-1
211 West Aspen Avenue, Flagstaff, Arizona 86001
Main & TDD (928) 774-5281 • Fax (928) 779-7696



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Flagstaff, AZ. 86001

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to abatement as defined in Section 202 of the 1997 Uniform Housing Code.

Under Section 1103 of the 1997 Uniform Housing Code, the Property is subject to the following:

1. Remove the overgrown vegetation and decaying wood pile, seal up the well house so as not to provide a harborage for vermin. All work must be inspected by the City of Flagstaff's Code Enforcement Officers. Work is to commence no later than September 30, 2013 and the work must be completed no later than October 31, 2013.

Failure to remedy, as specified, may result in the City of Flagstaff abating the dangerous conditions and defects, without further notice to you. Any costs related thereto would become the responsibility of the property owner(s) and may result in a lien being place against the Property or its owner.

The decision of the Building Official contained herein ordering the above prescribed action may be appealed to the Board of Appeals by any person having any record title or legal interest in the Property by preparing a written appeal and filing it with the Community Development Department of the City of Flagstaff, 211 West Aspen Avenue, Flagstaff, Arizona 86001 within thirty (30) days from date of this Notice and Order. Failure to appeal will constitute a waiver of all right to an administrative hearing and determination of the matter. There is a \$250.00 fee for the application to the Building and Fire Code Board of Appeals

If an appeal is filed, the appellant may present any relevant evidence, and may be, but need not be, represented by legal counsel. The Uniform Housing Code, Chapters 12 and 13, outlines the process for filing an appeal and the procedures for conducting a hearing. For your convenience, a copy of both chapters is attached to this letter.

Respectfully,

Michael Scheu,
Building Official
City of Flagstaff

Attachments:

Chapters 12 & 13, Uniform Housing Code
Coconino County Health Dept. Report